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# THE LARGEST SUBURBAN TRACT IN AMERICA.



"What investment in real estate produces the largest profits," is a question repeatedly put to every dealer. The answer is always the same—"Broad Acres."

When a city is once firmly established and begins to acquire notice, real estate of all classes is a perfectly safe investment. Business property advances steadily; to purchase it at \$300 a front foot, and sell the same lot at \$1500 a front foot, has been a common experience in many a western city. Residence property also increases in value every year as it becomes more closely built up; lots in this city which had small sale three years ago at \$50 per foot, are now in demand at \$150. But when the City's growth begins to absorb suburban property, and tracts which were purchased by the acre can be subdivided and sold in lots, a ratio of profits is immediately obtained which far exceeds any business or inside residence property investment. On all sides of this city can be found tracts purchased for \$50 per acre a few years ago, which have since been subdivided into lots running from seven to nine to the acre, and these lots are now selling from \$100 to \$150 a piece. The experience of all western cities is that this ratio of profits can always be secured, and frequently quadrupled. Every one of these cities has some one tract which has been particularly profitable.

We desire to call your attention to

THE LARGEST SUBURBAN TRACT EVER OFFERED IN ANY  
WESTERN CITY.

3,700 Acres.

This tract is situated on the northern side of Salt Lake City; 500 acres of it is within the present city limits, 3200 acres joins it on the North. Most of the latter will be included in the city when the limits are next extended.

The tract is all high land. Over 1000 acres of it is perfectly level, being the old beach of the former Salt Lake when at its highest elevation.

500' of East Capitol St. is 8%. Outside of that the steep part  
grade is 6 1/2%.

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This beach is 700 feet higher than the Capitol Grounds. The remainder of the tract is rolling land, not over 300 acres being rocky or precipitous.

The future great park of Salt Lake City will be on the city land adjoining this tract on the South and East. The elevation of the tract affords a most magnificent view of the lake, of the Oquirrh range of mountains, whose peaks tower to an elevation of 10,500 feet, of the Wasatch range to the North and of the western part of the city. The Wasatch range to the South and the eastern part of the city are not visible from it. The situation is such as to make it an ideal location for colleges, seminaries and institutes of that description and for residences of a select class.

The city is now constructing a large boulevard on a high level, extending around the eastern and northern portion of the city and terminating temporarily at the Capitol Grounds. It will be next extended northward to the future City Park, and a rough road is already built over this extension to within one mile of the level bench of this tract. It is proposed in platting this bench, to continue the boulevard along its western edge, (fronting the lake,) thus leaving a magnificent frontage for the first row of blocks.

#### TRANSPORTATION.

The southern limit of the tract is on the three-mile circle from the post office, the northern limits is on the seven-mile. There are two electric car lines in Salt Lake City, both of which have charters to the Capitol Grounds. From the Capitol Grounds to the southern edge of the tract, an electric car line 2 1/2 miles long will reach the level of the bench above referred to, on grades not exceeding eight per cent. The present street car lines both operate ten per cent. grades. A charter for the line has already been applied for. From the southern edge of the tract to the northern edge, a line three and one-half miles long on level grades will afford transportation for all points. It will not be necessary to build a separate power house, as power can be obtained from either of the existing companies.

#### WATER.

Salt Lake City is supplied with water from three mountain streams, City Creek, Emigration and Parley's. It is altogether a gravity system, the great height at which the streams rise, enabling the storage dams to be built at any elevation necessary. City Creek flows parallel to the center line of the tract and two miles distant from it, and a five-mile pipe line will bring city water to the level portion of the tract.

It is not probable, however, that it will be necessary to use city water, as the tract has a creek running through it for a mile, and in such shape that it is capable of being stored in several sets of reservoirs. It has also a large set of springs, and water can be developed by tunnels into the hills, a system in practical use in several places on the adjacent lands.

### SOIL.

The soil on the tract is all good and especially suitable for trees and vines. The northern end of the tract is particularly adapted for grape culture, an industry just being introduced in that region.

Most of the tract is now used as a horse ranch. The remainder is in grain and fruit.

### SALT LAKE CITY.

Salt Lake City is now a city of 70,000 inhabitants—a trade transportation and mining center, a pleasure and health resort known all over the world, the next city in the west to acquire a large addition to its population. The city is now spending over one million dollars in public works—street paving, water mains, sidewalks, a main trunk sewer eight miles in length, and the city and county building. The permanent improvements necessary to make of it a great city are now well under way, and the progress which has been made under the unfavorable monetary condition of the past year has shown the stability of the place.

In offering this immense tract for sale at this time, and at the extremely low price quoted, we feel that we are presenting a chance for investment which is unique and cannot be duplicated in any western city.

C. E. WANTLAND,  
H. M. MCCARTNEY,

Address,

Salt Lake City, Utah.

